

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0902
Our ref D3.2021.0902
Date 14th October 2021

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/0902**

Address: **5 Milbeck Close Longridge PR3 3LQ**

Proposal: **Proposed two storey extension to side and single storey extension to rear. Resubmission of 3/2021/0191.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed two storey extension to the side and single storey extension to the rear at 5 Milbeck Close, Longridge.

The LHA are aware that the application is a resubmission of application reference 3/2021/0191, which was for a similar scheme at the site but was later refused by the Local Planning Authority (LPA) on 8th June 2021.

The LHA are aware that the site is accessed off Milbeck Close which is an unclassified road subject to a 20mph speed limit.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA have reviewed the supporting documents and understands that the number of bedrooms in the dwelling will increase from a 3 bed to a 5 bed.

For a 5-bed dwelling to comply with the Joint Lancashire Structure Plan, the site is required to provide 3 car parking spaces.

The parking spaces will be located following the proposal, 2 on the driveway following the widening of the existing access which will include the need for a dropped kerb application and the use of the existing garage as a space.

It is worth noting that the dimensions of the single garage for a parking space do not comply with the LHAs guidance which requires a single garage to measure 6m x 3m. However, with the garage being existing and used as a parking space for the 3-bed dwelling the LHA have no comments to make with it being a pre-existing situation.

The LHA do advise the Applicant that should the proposed widening of the access conflict with the service chamber located adjacent to the existing access on the footway, then the Applicant will be liable to the full cost of strengthening it in collaboration with the utility company.

Conditions

The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Informatives

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

(For multiple vehicular crossings please ring 0300 123 6780 and ask for a bespoke quotation.)

Yours faithfully

Ryan Derbyshire
Assistant Engineer

Highway Development Control
Highways and Transport
Lancashire County Council